



HOWKINS &
HARRISON

13 Albert Street, Rugby, Warwickshire, CV21 2SD

£13,700 per annum exclusive

- Good sized open plan unit in Rugby's independent quarter
- Plenty of car parking in the vicinity
- Potential for retail or office use
- Available to let on a new lease on terms to be agreed
- 65 sq. m. / 700 sq. ft.

Please contact our Rugby office on

01788 564678

commercial@howkinsandharrison.co.uk

Ground floor retail unit available to let in Rugby's independent quarter

Description

The shop comprises part of a larger building and is set over ground floor with a glazed frontage and deep retail area with fitted shelving and racking with a rear store, kitchenette and WC extending to 65 sq. m (700 sq. ft.).

The property is situated on Albert Street in the "Independent Quarter" within a short walk of Rugby town centre and Rugby Central Shopping Centre.

Rugby is an expanding market town situated close to the East / West Midlands border and strategically located for a number of major routes including the M1 motorway at junction 18, the M6 motorway at junction 1 and the A5, and also quick and easy access to the A14.

Rugby is a bustling town with an increasing population, currently in excess of 100,000 and sits within striking distance of Coventry to the west and Northamptonshire and Leicestershire to the east and north respectively. Rugby's main central shopping centre is surrounded by the retail areas of the town and there are a number of major outlying industrial estates and a retail park at Elliott Fields Park on the Leicester Road to the north of the town centre. Rugby town is also credited with being the birthplace of Rugby Football Union.

Price

£13,700 per annum exclusive

Tenure

Leasehold on terms to be agreed

Utilities

We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Service Charge

To be confirmed

Business Rates

Under the 2023 Rating List the Property is currently assessed at an RV of £9,400. Small Business Rates Relief may apply and enquiries should be made of Rugby Borough Council on 01788 533533.

EPC

C64 valid until 22 December 2032

Deposit

To be confirmed

Viewings

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department

Email: commercial@howkinsandharrison.co.uk

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



